

168.0

0002

0010.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

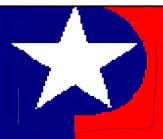
Total Card / Total Parcel

1,302,100 / 1,302,100

APPRAISED: 1,302,100 / 1,302,100

USE VALUE: 1,302,100 / 1,302,100

ASSESSED: 1,302,100 / 1,302,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		GEORGE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CHRYSSIS ALEXANDER C	
Owner 2:	CHRYSSIS LINDSAY C	
Owner 3:		

Street 1:	67 GEORGE ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	KATZ JEREMY & KARA E -
Owner 2:	-

Street 1:	67 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 3446 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
2/5/2016	141
10/13/2015	1545
9/10/2015	1313
12/7/2012	1610

Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
17,000	2/5/2016				Install 1 gas fire
319,763					
15,000	9/10/2015				Demolition of exis
6,500	C				

ACTIVITY INFORMATION	
Date	Result
7/29/2020	Mail Update
7/29/2020	SQ Returned
7/16/2020	SQ Mailed
5/23/2018	MEAS&NOTICE
5/18/2016	Permit Visit
5/18/2016	Measured
4/11/2013	Info Fm Prmt
10/27/2008	Meas/Inspect
2/22/2000	Inspected

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / / /

LAND SECTION (First 7 lines only)	
Use	Description
LUC	Fact
No of Units	Depth / PriceUnits
Code	Unit Type
Land Type	
LT Factor	

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
6500	Sq. Ft.	Site	0	70.	0.95	7						430,498						430,500	

Total AC/HA: 0.14922

Total SF/SM: 6500

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 430,498

Spl Credit

Total: 430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH										
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 3 Rating: Very Good	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: 1 Rating: Very Good	A HBth: Rating:	OthrFix: Rating:										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BIEGE	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Very Good	A Kits: Rating:	Fpl: Rating:	WSFlue: Rating:							
GENERAL INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN										
Grade: B+ - Good (+)	Year Blt: 2016	Eff Yr Blt:	Location:	Total Units:	Floor:	Exterior:	No Unit	RMS	BRS	FL									
Alt LUC:	Alt %:	Jurisdct: G17	Fact: .	% Own:	Name:	Interior:	1	8	4										
Const Mod:	Lump Sum Adj:	DEPRECIATION			Additions:	Kitchen:													
Avg Ht/FL: STD			Phys Cond: AV - Average	1.8 %	Baths:														
Prim Int Wall: 2 - Plaster			Functional:	%	Plumbing:														
Sec Int Wall: %			Economic:	%	Electric:														
Partition: T - Typical			Special:	%	Heating:														
Prim Floors: 3 - Hardwood			Override:	%	General:														
Sec Floors: %			Total:	1.8 %	Totals	1	8	4											
CALC SUMMARY			COMPARABLE SALES																
Basic \$ / SQ: 125.00			Rate	Parcel ID	Typ	Date	Sale Price												
Size Adj.: 0.95470107																			
Const Adj.: 0.99989998																			
Adj \$ / SQ: 119.326																			
Other Features: 130208																			
Grade Factor: 1.46																			
NBHD Inf: 1.00000000																			
NBHD Mod:			WtAv\$/SQ:	AvRate:	Ind.Val														
LUC Factor: 1.00			Juris. Factor: 1.00	Before Depr: 174.22															
Adj Total: 887601			Special Features: 0	Val/Su Net: 153.48															
Depreciation: 15977			Final Total: 871600	Val/Su SzAd: 252.93															
Deprecated Total: 871624																			
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS			PARCEL ID 168.0-0002-0010.A									IMAGE							
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc		
More: N	Total Yard Items:	Total Special Features:			Total:														